

Project Application

Land Use Department

P.O. Box 660; 333 Calef Hwy, Barrington, NH 03825 ♦ Phone: 603-664-5798 ♦ Fax: 603-664-0188

Fees
Application \$150.00
11 Lots - \$1500.00
Posting - \$75.00
Registry - \$50.00
Abutters - \$133.00 (19)
\$1908.00

224-1-NR-14-Sub
Case Number: _____

Project Name: Cullen Woods

Date 7/16/2014

Staff Signature required PRIOR to submittal

PRELIMINARY APPLICATION: Preliminary Conceptual Review _____ Design Review _____ Development of Regional Impact _____

FORMAL APPLICATION:

Subdivision Type: Major ☒ Minor _____ Conventional _____ Conservation _____
Site Plan Review: Major _____ Minor _____
Conditional Use Permit _____ Sign Permit _____ Boundary Line Adjustment _____ Special Permit _____
Change of Use _____ Extension for Site Plan or Subdivision Completion _____
Amendment to Subdivision/Site Plan Approval _____ Other _____

Project Name: CULLEN WOODS Area (Acres or S.F) 48⁺ AC

Project Address: SMOKE STREET

Current Zoning District(s): NR Map(s) 224 Lot(s) 1

Request: SUBDIVIDE PARCEL INTO 11 FRONTAGE LOTS

The property owner shall designate an agent for the project. This person (the applicant) shall attend pre-application conferences and public hearings, will receive the agenda, recommendations, and case reports, and will communicate all case information to other parties as required.

All contacts for this project will be made through the Applicant listed below.

Owner: Paul W. Cullen

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: PO Box 2044, South Padre Island, Tx 78597

Applicant (Contact): Michael Garrepy

Company Tuck Realty Corp.

Phone: 603-944-7530

Fax: _____

E-mail: mgarrepy@gmail.com

Address: 34 Raeder Drive, Stratham, NH 03885

Developer: _____

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Architect: _____

Company _____

Phone: _____

Fax: _____

E-mail: _____

Address: _____

Engineer: _____

Company Brown Engineering + Surveying, LLC

Phone: 603-833-5913

Fax: _____

E-mail: scotf2010@live.com

Address: PO Box 28, Meredith, NH 03253

Owner Signature

Barbara Duine

Staff Signature

Applicant Signature

Date

7/16/14

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JUL 16 2014

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July 16, 2014

Marcia Gasses
Planner and Land Use Administrator
Town of Barrington
333 Calef Hwy
Barrington, NH 03825

Dear Marcia,

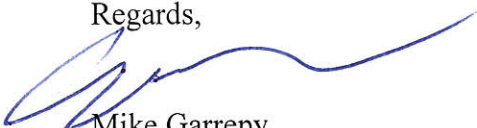
We are pleased to submit our formal application and plans for the Cullen Woods subdivision. The plans for Cullen Woods contemplate an 11 lot single-family subdivision utilizing existing road frontage on Smoke Street meeting all the requirements of the Barrington Zoning Ordinance.

As you know, we have met with the Technical Review Committee to address any issues that this rather unassuming subdivision might pose. Additionally, we will be meeting with the Conservation Commission to conduct a site walk, mainly to show them the proposed open space component of the subdivision. We hope to have their comments in advance of the Planning Board meeting.

We do not anticipate that any waivers to the Subdivision Regulations will be required for this application other than that requested for utilities which is submitted with the application.

We look forward to working with you and the Board through the approval process.

Regards,



Mike Garrepy
Tuck Realty Corp.

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<u>Name</u>	<u>Address #1</u>	<u>Address #2</u>	<u>Tax Map/Lot</u>
JOAN ANANIA	5 LEEANNA DR	BARRINGTON, NH 03825	224/2
TOWN OF BARRINGTON	PO BOX 660	BARRINGTON, NH 03825	224/11 & 234/1/6
MICHAEL DESROSIERS	186 SMOKE ST	BARRINGTON, NH 03825	224/80
CHRISTOPHER & SUZANNE KELLIHER	68 CHRISSEY CIR	BARRINGTON, NH 03825	225/57
ERIC F LENZI	162 SMOKE ST	BARRINGTON, NH 03825	224/83
LAWRENCE & LAURINDA SMITH	45 LEEANNA DR	BARRINGTON, NH 03825	224/03
GREGORY A BANKS	190 SMOKE ST	BARRINGTON, NH 03825	224/79
BENJAMIN & HEATHER GEASLEN	39 LEEANNA DR	BARRINGTON, NH 03825	224/4
PATRICK & GAIL LAVOIE	134 SMOKE ST	BARRINGTON, NH 03825	234/21 & 22
TR MOULTON FAM REV TRUST	99 SMOKE ST	BARRINGTON, NH 03825	234/20
ROLAND WELCH & DEBRA MANGUM	166 SMOKE STR	BARRINGTON, NH 03825	224/82
DANIEL & JEAN BARBIN	53 LEANNA DR	BARRINGTON, NH 03825	225/40
CALEB F BROWN	95 SMOKE ST	BARRINGTON, NH 03825	234/19
BARBARA HOLLAND FAMILY IRR TRUST	176 SMOKE ST	BARRINGTON, NH 03825	224/81
LENZI FAM 2009 REV TRUST	155 YOUNG RD	BARRINGTON, NH 03825	224/84
KENNETH & MAUREEN SMITH	13 LEEANNA DR	BARRINGTON, NH 03825	224/3
PAUL W. CULLEN	PO BOX 2044	SOUTH PADRE ISLAND, TX 78597	OWNER
TUCK REALTY CORP.	34 RAEDER DRIVE	STRATTHAM, NH 03885	APPLICANT
BROWN ENGINEERING & SURVEYING, LLC	PO BOX 28	MEREDITH, NH 03253	ENGINEER, SURVEYOR

mgarepy@gmail.com - 603-944-7530

scott2010@live.com - 603.833.5913

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STRATHAM, NH 03885

BROWN ENGINEERING & SURVEYING,
LLC
PO BOX 28
MEREDITH, NH 03253

Schauer Environmental, Inc
722 Route 3A, Unit 1
Bow, NH 03304

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Culken Woods
(Smoke Street)

Subdivision, Site Review, and Lot Line Adjustment Application Checklist
Barrington Planning Board
Adopted January 20, 2009

This checklist is intended to assist applicants in preparing a complete application for subdivision as required by the Barrington Subdivision Regulations and must be submitted along with all subdivision applications. An applicant seeking subdivision approval shall be responsible for all requirements specified in the Barrington Subdivision Regulations even if said requirements are omitted from this checklist.

An applicant seeking subdivision approval shall be responsible for providing all the information listed in the column below entitled "Subdivision" and should place an "x" in each box to indicate that this information has been provided. If an item is considered unnecessary for certain applications the "NA" box should be marked instead indicating "Not Applicable". Only certain checklist items are required for lot line adjustments, as noted by the applicable check boxes below.

Check The Appropriate Box or Boxes Below:					
<input type="checkbox"/> Lot Line Relocation See Section I & II	<input type="checkbox"/> Site Plan See Sections I & II	<input checked="" type="checkbox"/> Subdivision Plan See Sections I, II, III, IV & V	Provided	NA	
Section I.					
General Requirements					
1. Completed Application Form			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Complete abutters list			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Payment of all required fees			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Five (5) full size sets of plans and six (6) sets of plans 11" by 17" submitted with all required information in accordance with the subdivision regulations and this checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Copies of any proposed easement deeds, protective covenants or other legal documents			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Any waiver request(s) submitted with justification in writing			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
7. Technical reports and supporting documents (see Sections IX & X of this checklist)			<input type="checkbox"/>	<input checked="" type="checkbox"/>	
8. Completed Application Checklist			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Section II.					
General Plan Information					
1. Size and presentation of sheet(s) per registry requirements and the subdivision regulations			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Title block information:			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
a. Drawing title			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
b. Name of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
c. Location of subdivision			<input checked="" type="checkbox"/>	<input type="checkbox"/>	
d. Tax map & lot numbers of subject parcel(s)			<input checked="" type="checkbox"/>	<input type="checkbox"/>	

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Cullen Woods
(Smoke Street)

Application Checklist

Barrington Subdivision Regulations

e. Name & address of owner(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Date of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Scale of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
h. Sheet number	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
i. Name, address, & telephone number of design firm	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
j. Name and address of applicant	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Revision block with provision for amendment dates	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
4. Planning Board approval block provided on each sheet to be recorded	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Certification block (for engineer or surveyor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
6. Match lines (if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Zoning designation of subject parcel(s) including overlay districts	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Minimum lot area, frontages & setback dimensions required for district(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. List Federal Emergency Management Agency (FEMA) sheet(s) used to identify 100-year flood elevation, locate the elevation	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Note the following: "If, during construction, it becomes apparent that deficiencies exist in the approved design drawings, the Contractor shall be required to correct the deficiencies to meet the requirements of the regulations at no expense to the Town."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Note the following: "Required erosion control measures shall be installed prior to any disturbance of the site's surface area and shall be maintained through the completion of all construction activities. If, during construction, it becomes apparent that additional erosion control measures are required to stop any erosion on the construction site due to actual site conditions, the Owner shall be required to install the necessary erosion protection at no expense to the Town."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Note identifying which plans are to be recorded and which are on file at the town.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Note the following: "All materials and methods of construction shall conform to Town of Barrington Subdivision Regulations and the latest edition of the New Hampshire Department of Transportation's Standard Specifications for Road & Bridge Construction."	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. North arrow	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
15. Location & elevation(s) of 100-year flood zone per FEMA Flood Insurance Study	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
16. Plan and deed references	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
17. The following notes shall be provided:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Purpose of plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Existing and proposed use	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Water supply source (name of provider (company) if offsite)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Zoning variances/special exceptions with conditions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>		
e. List of required permits and permit approval numbers	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Vicinity sketch showing 1,000 feet surrounding the site	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
g. Plan index indicating all sheets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
18. Boundary of entire property to be subdivided	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
19. Boundary monuments	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Monuments found	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Map number and lot number, name addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Monuments to be set	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
20. Existing streets:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Name labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Status noted or labeled	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Right-of-way dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Pavement width dimensioned	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
21. Municipal boundaries (if any)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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(Smoke Street)

Application Checklist

Barrington Subdivision Regulations

22. Existing easements (identified by type)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
A) Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
B) Slope easements(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
C) Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
D) Temporary easement(s) (Such as temporary turnaround	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
E) No-cut zone(s) along streams & wetlands (as may be requested by the	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
F) Conservation Commission)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
G) Vehicular & pedestrian access easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
H) Visibility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
I) Fire pond/cistern(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
J) Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
K) Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a) Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
23. Designation of each proposed lot (by map & lot numbers as provided by the assessor)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
24. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Existing lot(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Contiguous upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
25. Wetland delineation (including Prime Wetlands):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Limits of wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wetland delineation criteria	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Wetland Scientist certification	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
26. Owner(s) signature(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
27. All required setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
28. Physical features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Wells	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Septic systems	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Stone walls	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
e. Paved drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
f. Gravel drives	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
29. Location & name (if any) of any streams or water bodies	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
30. Location of existing overhead utility lines, poles, towers, etc.	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
31. Two-foot contour interval topography shown over all subject parcels	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
32. Map and lot numbers, name, addresses, and zoning of all abutting land owners	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Section III				
Proposed Site Conditions Plan				
(Use Sections I General Requirements & Section II General Plan Information)				
1. Surveyor's stamp and signature by Licensed Land Surveyor	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
2. Proposed lot configuration defined by metes and bounds	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
3. Proposed easements defined by metes & bounds. Check each type of proposed easement applicable to this application:	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Drainage easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Slope easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Utility easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
d. Temporary easement(s) (such as temporary turnaround)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Roadway widening easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Walking trail easement(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Other easement(s) Note type(s)	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Area of each lot (in acres & square feet):	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Total upland(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

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Cullen Woods
(Smoke Street)

Application Checklist

Barrington Subdivision Regulations

b. Contiguous uplands(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
5. Proposed streets:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
a. Name(s) labeled	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Width of right-of-way dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Pavement width dimensioned	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Source and datum of topographic information (USGS required)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
7. Show at least one benchmark per sheet (min.) and per 5 acres (min.) of total site area	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
8. Soil Conservation Service (SCS) soil survey information	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
9. Location, type, size & inverts of the following (as applicable):	<input type="checkbox"/>	<input type="checkbox"/>		
a. Existing water systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
b. Existing drainage systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
c. Existing utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. 40' affluent areas with 2 test pit locations shown with suitable leaching areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Location of all water wells with protective radii as required by the NH Department Of Environmental Services (meeting Town and NHDES setback requirements)	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Existing tree lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Existing ledge outcroppings & other significant natural features	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Drainage, Erosion and Sediment Control Plan(s) containing all of the requirements specified in Section 16.3.2 (Final Plan Requirements) of the Subdivision Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Section IV				
Construction Detail Drawings				
Note: Construction details to conform with NHDOT Standards & Specifications for Roads & Bridges, Town of Barrington Highway Department requirements, and Subdivision Regulations	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
1. Typical cross-section of roadway	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Typical driveway apron detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Curbing detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Guardrail detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
5. Sidewalk detail	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
6. Traffic signs and pavement markings	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
7. Drainage structure(s):	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
8. Outlet protection riprap apron	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
9. Level spreader	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
10. Treatment swale	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
11. Typical section at detention basin	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
12. Typical pipe trench	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
13. Fire protection details	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
14. Erosion control details:	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
15. Construction Notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
a. Construction sequence	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
b. Erosion control notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
c. Landscaping notes	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
d. Water system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
e. Sewage system construction notes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
f. Existing & finish centerline grades	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
g. Proposed pavement - Typical cross-section	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
h. Right-of-way and easement limits	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
i. Embankment slopes	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
j. Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

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Section V Supporting Documentation If Required					
1.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/	
2.	Stormwater management report	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/	
3.	Traffic impact analysis	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/	
4.	Environmental impact assessment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/	
5.	Hydrogeologic study	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/	
6.	Fiscal impact study provided	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/	
7.	Calculation of permitted housing density (for Conservation Subdivisions only as required in Article 6 of the Barrington Zoning Ordinance)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/	
8.	Site Inventory and Conceptual Development Plan (from preliminary Conservation Subdivision review only)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	/	

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July 16, 2014

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JUL 17 2014

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Marcia Gasses
Planner and Land Use Administrator
Town of Barrington
333 Calef Hwy
Barrington, NH 03825

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JUL 17 2014

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RE: Cullen Woods

Dear Marcia,

I wanted to expand a bit on our plan submittal with a brief description of the fire protection measures we propose for the subdivision in accordance with Article 14.5 of the Subdivision Regulations.

As you are aware, the Lavoie property across from our subdivision has an existing fire pond that is fully operational and, according to the Fire Department and the owner, holds over 300,000 gallons of water. This fire pond is located within 1000 feet of most of the building sites for our proposed lots and is only ½ mile from the Fire Department. Additionally, there is a 20,000 gallon cistern on the Public Works property that is within 1000 feet of our property on the opposite end nearest Brewster Road, covering the remaining lots. The only building site that may not be reasonably close enough for the Fire Department is on lot 10 which is have proposed to be sprinklered.

We propose to utilize these two water resources and to secure a deeded easement for the fire pond in favor of the Town of Barrington. This easement will not only ensure permanent protection for the homes we are proposing to build but also provide a significant water resource for the Fire Department in perpetuity.

I have met with the Chief Walker and have received his verbal approval of this proposal which I trust the Planning Board will find more than adequate for our project and a great benefit to the Town.

Please let me know if you have any questions.

Regards,

Mike Garrepy
Tuck Realty Corp

Subdivision Plan Waiver Request Form
*Under Subdivision Plan Regulations 5.4-Request for Waivers, 8.5-Waivers for Specific Plan
Submission Requirements and 11.1-General Waiver Provision*

If there is more than one waiver requested, each waiver request is to be individually listed and described, as each waiver is considered individually by the Town of Barrington Planning Board. A petition for waiver shall be submitted in writing by the applicant with the application for review. The request shall fully state the grounds for which the waiver is requested and all facts supporting this request with reference to the applicable Barrington Subdivision Regulations article, section and paragraph. **Each waiver granted shall be listed on the approved subdivision plan which is to be recorded at the Strafford County Registry of Deeds.**

Name of Subdivision Plan (See Title Box): **Cullen Woods**

Case Number:

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JUL 17 2014

Site Location: **Smoke Street**

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Zoning District(s): **NR**

Owner (s): **W. Paul Cullen**

Address of Owner(s): **PO Box 2044 South Padre Island, TX 78597**

Name of Applicant (if different from owner): **Tuck Realty Corp.**

Phone Number: **603.944.7530**

Email: **mgarrepy@gmail.com**

Land Surveyor: **Brown Surveying & Engineering**

We, TUCK REALTY CORP., seek the following waiver to the Town of Barrington Subdivision Regulations for the above case submittal:

Waiver from Article 17.1.1 – Underground Utilities:

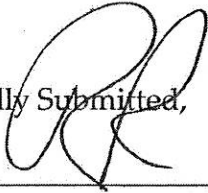
This subdivision is a frontage subdivision located on Smoke Street which has existing utility poles located on both sides of the street and primarily on the subdivision side. Site conditions, some large boulders, and possible ledge, along with three longer driveways make underground utilities impractical and economically unfeasible. Therefore a practical hardship and unnecessary expense, would result from strict

compliance with the requirement for underground utilities that clearly outweighs the benefit.

We believe that the granting of the waiver will not cause an outcome that overlooks issues that may address impacts that are detrimental to the public safety, health or welfare or injurious to other property and that the waiver will not, in any manner, vary the provisions of the Barrington Zoning Ordinance, Master Plan, or Official Maps.

Allowing overhead utilities will be more consistent with the all of the existing lots that have frontage on Smoke Street.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be the initials 'RR' or similar, written over a horizontal line.

7/12/14

Signature of Owner/Applicant

Date



TRANSMITTAL:

Date: July 16, 2014

To: Town of Barrington
Planning Board

Re: Application for Subdivision

The following items are enclosed:

- 3 copies of full size plan set
- 12 copies of plan set (11" x 17")
- Subdivision checklist

LAND USE OFFICE

JUL 16 2014

RECEIVED

Sincerely,
Scott R. Frankiewicz, LLS
Co-Owner
Email: scott@brownengineeringllc.com
Cell: 603-833-5913